MORTICE
COMMERCIAL REAL ESTATE

Corner The Market!

653 East 14th Street
Kannapolis, NC 28083

Contact:

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![Mortice Commercial Real Estate logo]

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PROPERTY INFO:

◆ **PURCHASE PRICE:**
$274,900.00

◆ **PROPERTY ADDRESS:**
653 East 14th Street
Kannapolis, NC 28083

◆ **LAND SIZE:**
1.27 ACRES

CORNER THE MARKET!

PROPERTY OVERVIEW

Excellent opportunity with 1.27 acres of prime C-2 commercial land at a signalized hard corner on the "morning side" of Hwy 29, boasting 19,000 cars daily. This high-visibility site offers potential access from both Hwy 29 and 13th Street, just moments from downtown Kannapolis. Located near the NC Research Campus, the Cannon Ballers stadium, and the upcoming US Performance Center, this tract is perfectly positioned for development. Expand your vision by combining this parcel with a neighboring 1.63-acre lot, ideal for fast food, car wash, retail, and more. Situated on the Rowan County side of Kannapolis, this property presents a golden opportunity to capitalize on a thriving area.

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1.27 /- acres of General Commercial (C-2) zoned land fronting US Hwy 29/Cannon Blvd. 17,000 average daily traffic volume per NC DOT. This parcel sits at the corner of 13th Street and Hwy 29(Cannon Blvd) and has a traffic signal in place.

This parcel sits between two additional lots that are also available. An adjoining 1.65 /- acres, which is listed for $374,900, and .38 /- acres listed for $175,000 (see attached flyer for details)

Contact Steven Tice, CCIM, at (704) 794-2294 for additional information.

PROPERTY PHOTOS

PROPERTY PHOTOS

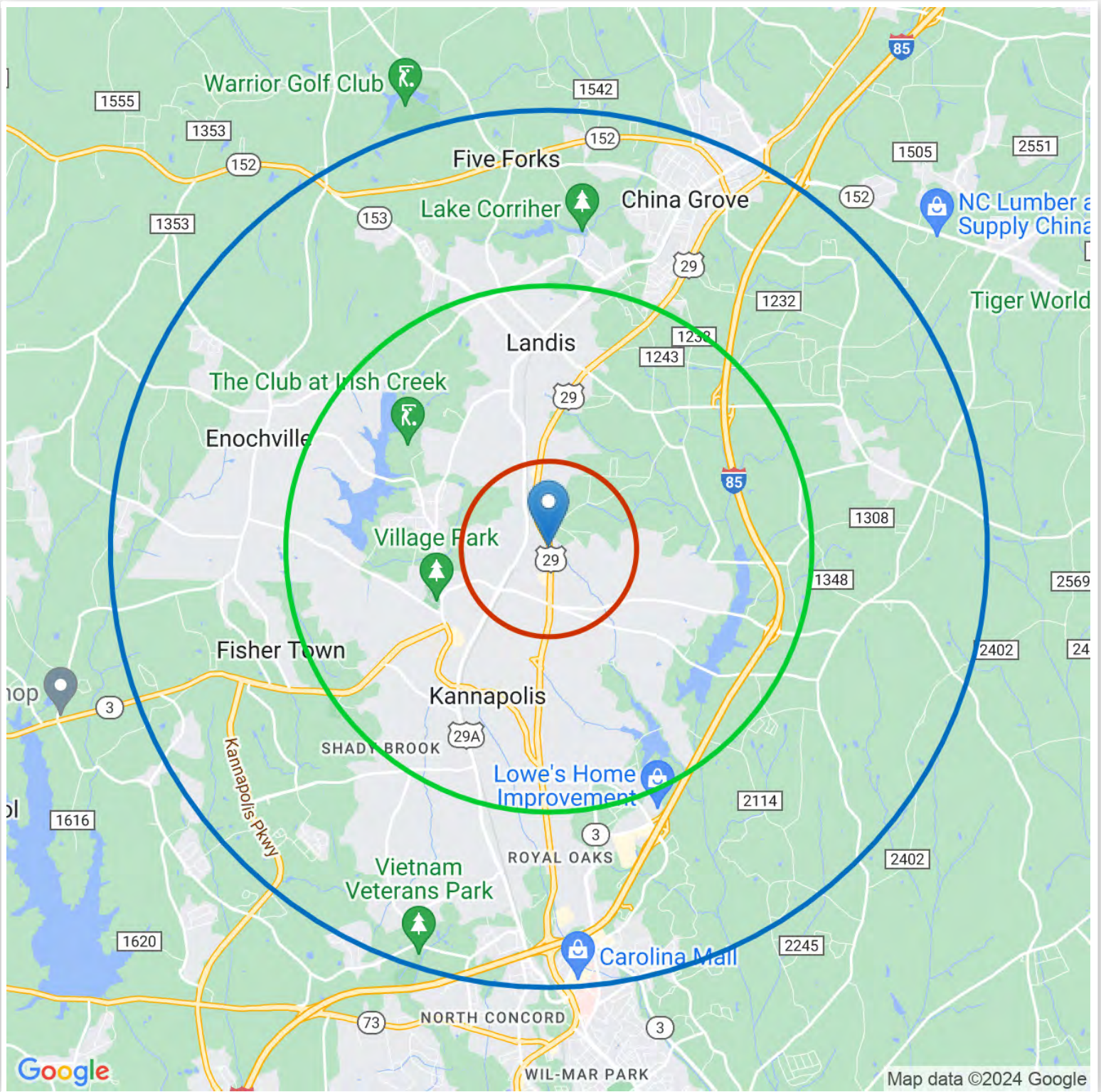*Additional Parcels Available For A Total Of .38 - 3.3 +/- Acres

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653 East 14th Street, Kannapolis, NC, 28083
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

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	1 mile	3 mile	5 mile
Population			
2010 Population	6,563	35,547	63,822
2020 Population	7,142	38,759	70,393
2024 Population	7,244	41,046	75,380
2029 Population	7,220	44,973	81,613
2010-2020 Annual Rate	0.85%	0.87%	0.98%
2020-2024 Annual Rate	0.33%	1.36%	1.62%
2024-2029 Annual Rate	-0.07%	1.84%	1.60%
2020 Male Population	49.3%	48.1%	48.2%
2020 Female Population	50.7%	51.9%	51.8%
2020 Median Age	36.0	37.3	38.9
2024 Male Population	50.1%	48.9%	49.0%
2024 Female Population	49.9%	51.1%	51.0%
2024 Median Age	36.6	37.6	39.0

In the identified area, the current year population is 75,380. In 2020, the Census count in the area was 70,393. The rate of change since 2020 was 1.62% annually. The five-year projection for the population in the area is 81,613 representing a change of 1.60% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	53.4%	54.4%	60.7%
2024 Black Alone	17.2%	22.5%	19.4%
2024 American Indian/Alaska Native Alone	0.7%	0.7%	0.6%
2024 Asian Alone	0.9%	1.4%	1.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	15.1%	11.8%	9.2%
2024 Two or More Races	12.7%	9.2%	8.4%
2024 Hispanic Origin (Any Race)	27.0%	19.6%	16.0%

Persons of Hispanic origin represent 16.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	45	60	71
2010 Households	2,555	13,810	24,817
2020 Households	2,786	15,103	27,415
2024 Households	2,816	15,932	29,360
2029 Households	2,828	17,479	31,818
2010-2020 Annual Rate	0.87%	0.90%	1.00%
2020-2024 Annual Rate	0.25%	1.27%	1.63%
2024-2029 Annual Rate	0.09%	1.87%	1.62%
2024 Average Household Size	2.57	2.57	2.55

The household count in this area has changed from 27,415 in 2020 to 29,360 in the current year, a change of 1.63% annually. The five-year projection of households is 31,818, a change of 1.62% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2020. The number of families in the current year is 19,729 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	21.1%	23.7%	24.7%
Median Household Income			
2024 Median Household Income	$56,613	$57,748	$61,652
2029 Median Household Income	$65,546	$69,028	$74,991
2024-2029 Annual Rate	2.97%	3.63%	3.99%
Average Household Income			
2024 Average Household Income	$68,348	$78,235	$85,536
2029 Average Household Income	$79,171	$94,163	$101,344
2024-2029 Annual Rate	2.98%	3.78%	3.45%
Per Capita Income			
2024 Per Capita Income	$26,372	$30,649	$33,523
2029 Per Capita Income	$30,769	$36,904	$39,746
2024-2029 Annual Rate	3.13%	3.78%	3.46%
GINI Index			
2024 Gini Index	36.9	39.5	40.3
Households by Income			

Current median household income is $61,652 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $74,991 in five years, compared to $91,442 all U.S. households.

Current average household income is $85,536 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $101,344 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $33,523 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $39,746 in five years, compared to $51,203 for all U.S. households.

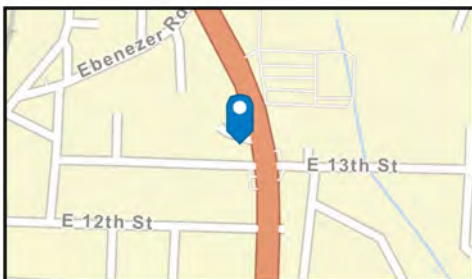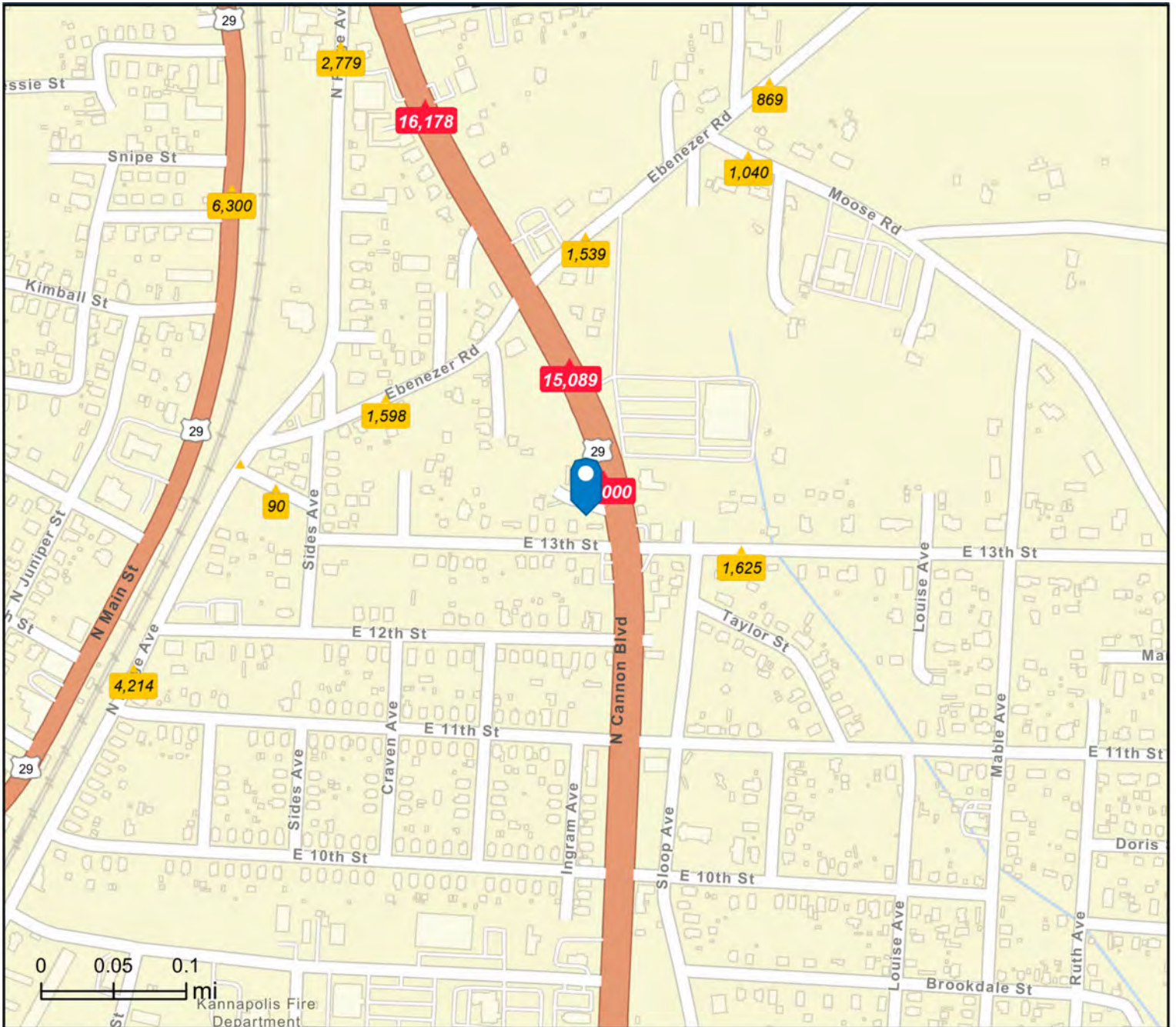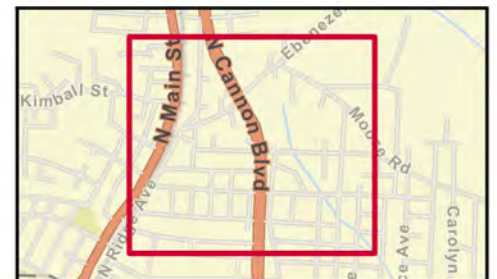| **Housing**			
2024 Housing Affordability Index	119	105	101
2010 Total Housing Units	2,911	15,806	27,939
2010 Owner Occupied Housing Units	1,472	8,648	16,434
2010 Renter Occupied Housing Units	1,083	5,161	8,383
2010 Vacant Housing Units	356	1,996	3,122
2020 Total Housing Units	3,002	16,479	29,744
2020 Owner Occupied Housing Units	1,625	9,347	17,833
2020 Renter Occupied Housing Units	1,161	5,756	9,582
2020 Vacant Housing Units	237	1,369	2,306
2024 Total Housing Units	3,019	17,354	31,872
2024 Owner Occupied Housing Units	1,741	10,043	19,225
2024 Renter Occupied Housing Units	1,075	5,889	10,135
2024 Vacant Housing Units	203	1,422	2,512
2029 Total Housing Units	3,046	19,025	34,492
2029 Owner Occupied Housing Units	1,842	11,560	21,160
2029 Renter Occupied Housing Units	986	5,920	10,658
2029 Vacant Housing Units	218	1,546	2,674
Socioeconomic Status Index			
2024 Socioeconomic Status Index	39.1	42.1	44.5

Currently, 60.3% of the 31,872 housing units in the area are owner occupied; 31.8%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 29,744 housing units in the area and 7.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.64%. Median home value in the area is $243,033, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 7.53% annually to $349,384.

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Average Daily Traffic Volume
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

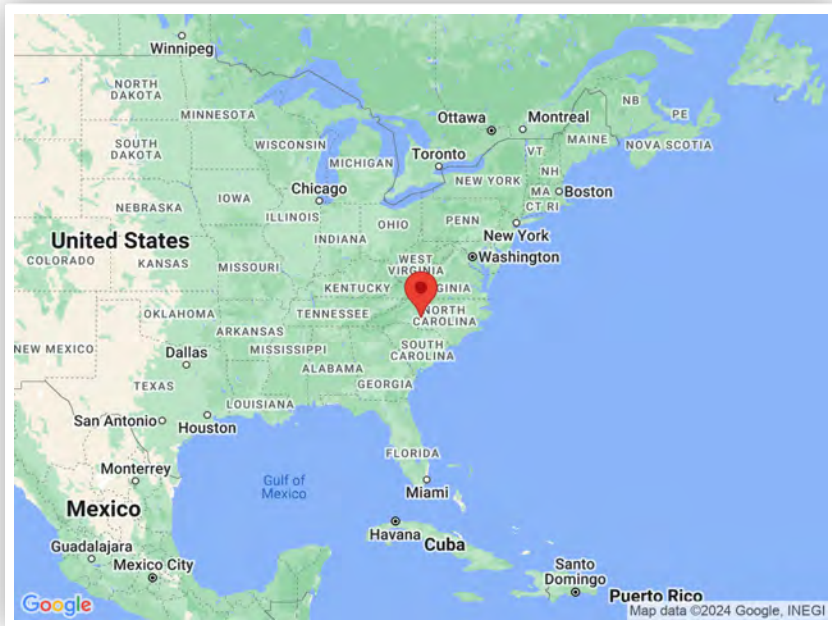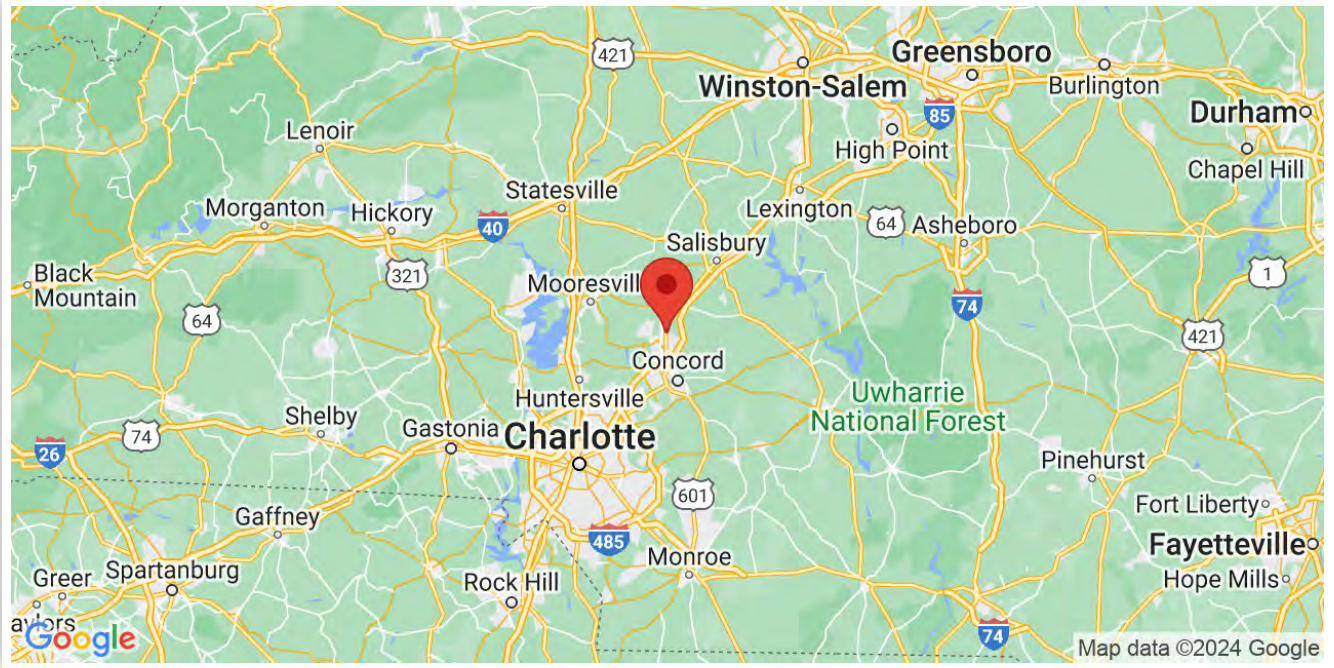**Source:** ©2024 Kalibrate Technologies (Q2 2024).

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